



132 Scholes Park Road, Scarborough YO12 6RA
Offers Over £400,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- SEA & CASTLE VIEWS
- SUBSTANTIAL GARDENS WITH GARDEN ROOM
- FOUR DOUBLE BEDROOMS & TWO BATHROOMS
- OFF-STREET PARKING & GARAGE
- DOUBLE FRONTED SEMI-DETACHED HOME

CPH are delighted to be presenting to the market this WELL PRESENTED, SUBSTANTIAL DOUBLE FRONTED FAMILY HOME, well located on Scarborough's much sought after NORTH SIDE, within close proximity to SCALBY MILLS and Scarborough's NORTH BAY. The property provides SPACIOUS LIVING THROUGHOUT with FOUR DOUBLE BEDROOMS, a SUBSTANTIAL GARDEN & GARDEN ROOM with OPEN ASPECT SEA & CASTLE VIEWS, GENEROUS and ATTRACTIVE LAWNED GARDENS, OFF-STREET PARKING and a GARAGE.

The property is offered to the market in fantastic order throughout, benefiting from gas central heating via a combination boiler and UPVC double glazing all round. The accommodation comprises on the ground floor; spacious entrance hall with stairs to the first floor, a light and airy bay fronted lounge, a separate dining room with double doors to the rear garden, a generous modern kitchen with a range of matching wall and base units, a downstairs w/c and a further bay front family room/snug with sea and castle views. To the first floor of the property lies a landing with built-in storage, a generous bay fronted master bedroom with open aspect views over the rear garden and towards the sea, three further double bedrooms, three-piece suite house bathroom and further shower room.

Externally the property offers off-street parking for multiple vehicles, a garage and generous lawned gardens complete with sea and castle views, access to Scalby mills road, garden room and paved seating area.

Situated on Scarborough North Side, the property provides excellent access to a wealth of amenities and attractions including eateries, local supermarkets, 'Alpamare', Scarborough's North Cliff Golf Course, Scarborough's Sea Life Centre, Open Air Theatre and within proximity lies Scarborough's North Bay Beach. Viewing does come highly recommended in order to fully appreciate this substantial semi-detached family home.

If you wish to book a viewing, please contact CPH on 01723352235 or visit our website www.cphrproperty.co.uk





ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge
13'1" x 12'1" max

Snug/Family Room
14'1" x 11'9" max

Dining Room
14'9" x 9'2" max

Kitchen
14'1" x 9'10" max

W/C
2'11" x 9'2" max

Hall/Staircase
10'5" x 9'6" max

FIRST FLOOR

Landing

Bedroom 1
14'1" x 11'9" max

Bedroom 2
12'1" x 13'1" max

Bedroom 3
14'9" x 9'2" max

Bedroom 4
9'10" x 6'10" max

Bathroom
8'10" x 9'2" max

Shower Room
6'2" x 2'3" max

Externally

To the front of the property lies a block paved driveway with off-street parking and an integral garage with power and light. To the rear of the property lies a well maintained rear garden with fantastic castle and sea views, paved seating area, wooden sunroom with log burner and access passage to Scalby Mills Road.

Details Prepared



Interested? Get in touch:

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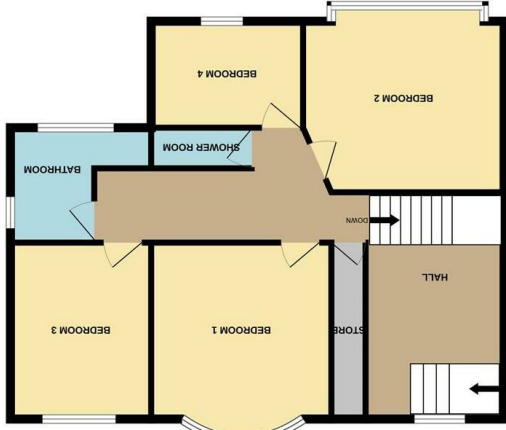
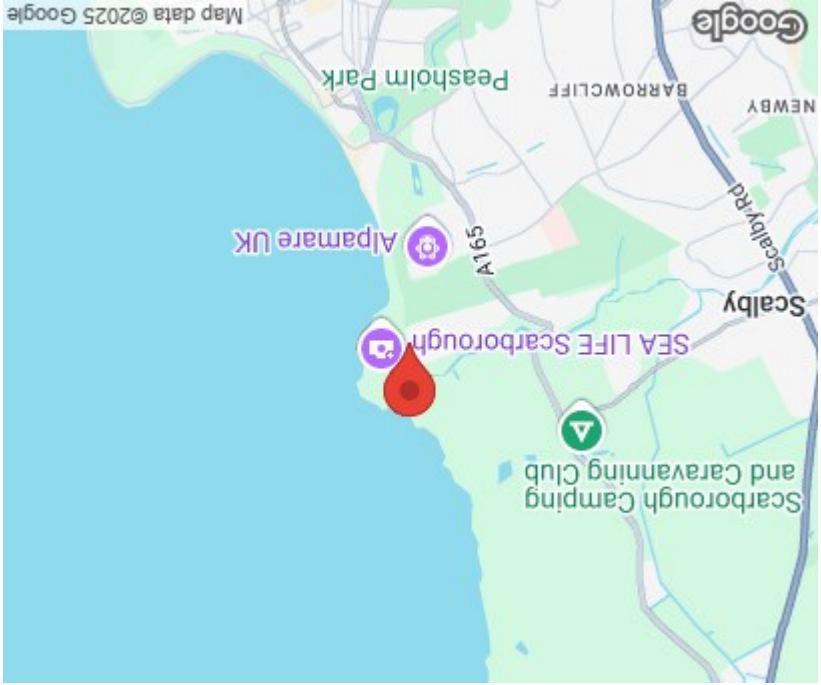
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



England & Wales		
EU Directive 2002/91/EC		
	Very energy efficient - lower running costs	
	Current	Potential
Not energy efficient - higher running costs	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
	(1-20) G	

England & Wales		
EU Directive 2002/91/EC		
	Very environmentally friendly - lower CO ₂ emissions	
	Current	Potential
Not environmentally friendly - higher CO ₂ emissions	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
	(1-20) G	



1ST FLOOR
789 sq.ft. (73.3 sq.m.) approx.



GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.

TOTAL FLOOR AREA: 1680 sq.ft. (156.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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